



Land South of A259 Angmering Design and Access Statement

July 2021



Land south of A259 Angmering

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Summary and Conclusion



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Introduction

About Redrow Homes
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About Redrow Homes

Redrow Homes is a national housing developer, building everything from starter dwellings to large executive family homes.

Redrow's objective is to create places which they are proud to have developed; places that make a positive contribution to the environment. Redrow Homes dedication to building quality homes has earned many awards, through their pioneering approach to design, community involvement and marketing.



Introduction

Purpose of this Document

This Design and Access Statement has been prepared on behalf of Redrow Homes. It supports a Full Planning Application for the development of land south of A259, Angmering. The application site comprises of arable fields located to the south east of the village of Angmering.

The application will propose a total of 76 units, 53 of which are private market dwellings, 6 are shared ownership and 17 are affordable rent (23 affordable units in total).

The proposed development will also include associated access roads and footpaths, parking for residents and visitors, private amenity space, public open space, LAP and LEAP.

Throughout this Design and Access Statement there will be thorough assessments of the site context, constraints and opportunities and an assessment of the surrounding area in terms of facilities and local vernacular. All of which will underline the design approach and concept of this proposal.

The document will establish key design principles such as Use, Amount, Access, Layout, Scale, Appearance and Landscaping.

Through working with the Local Authority and making reference to Supplementary Design Guidance; the development will seek to provide a new bespoke housing estate that is complimentary to the local surrounding area.

The purpose of this document is to :

- Provide an assessment of the proposed development site and its surrounding context.
- To identify the opportunities and constraints of the site leading to the evolution of the design proposal.
- To explain the design rationale, evolution of the scheme following negotiations with the Local Authority and consulting bodies to the submitted proposals.
- To distinguish the key elements of the design proposals -- urban design, access, connectivity & juxtaposition of the built form with its surroundings.

Planning Policy

A separate Planning Statement by Henry Adams will form part of the submission pack. This Design and Access Statement will briefly explain how our proposal is consistent with the aims and objectives set forth in National and Local Policy Frameworks.

National Planning Policy Framework (2019)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Details of the policies followed can be found within the planning statement by Henry Adams.

Arun District Local Plan 2011-2031

The development follows the local policies set out within the Arun District Council Local Plan. Details of the policies followed can be found within the planning statement by Henry Adams.

National Design Guide (2021)

The National Design Guide details 10 characteristics of a well designed place. This proposal has been prepared with reference to these 10 characteristics. How the scheme follows these 10 characteristics is set out on the following page.

Arun District Design Guide (2021)

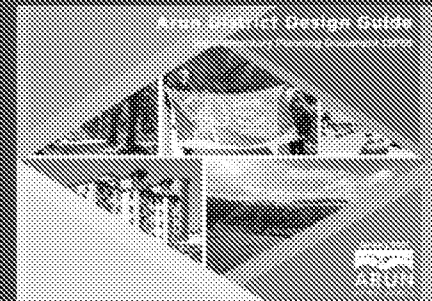
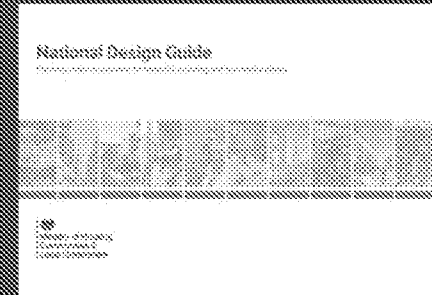
The Arun Design Guide has been prepared to ensure that new developments in the District reflect the distinctive historic built environment, built form and landscape character of Arun. Pages 31 - 32 of this document explain how this proposal achieves a good design, in line with the objectives of the Design Guide.

Arun District Council Supplementary Planning Document: Open Space, Playing Pitches, Indoor and Built Sports Pitches (2020)

This supplementary planning document sets out Arun District Council's requirements for open space. These requirements have been used to determine the quantity of open space / off site contributions as well as the provision of play space.

Arun District Council Supplementary Planning Document: Parking Standards (2020)

This supplementary planning document sets out Arun District Council's requirements for the parking provision of new developments. The site, located between East Preston and Ferring, is 'Parking Behaviour Zone 2'.



Planning Policy

National Design Guide (2021)

The National Design Guide details 10 characteristics of a well designed place. How the scheme responds to these 10 characteristics is set out on the following page.

Context:

The proposed development responds to the constraints and opportunities of the site and integrates into the surroundings and local area.

Identity:

The materiality, elevational detailing, scale, and massing of the development will respect the character of Angmering while creating a varying streetscape which is interesting and legible.

Built Form:

The built form will reflect nearby developments and the constraints of the site. Where possible dwelling parcels are arranged in blocks which allow for defensible private space. Streets are designed to be legible, with attractive and varying building frontages adding interest.

Movement:

The development will have legible road hierarchy and will connect to existing vehicular routes. The development will be easily walkable and connect to pedestrian routes.

Nature:

Existing trees and hedgerows around the boundaries of the development will be

retained where possible. A fenced off wildlife area will be provided to the North of the site to maintain reptile habitats. Open spaces will contain play areas, drainage features and will be enhanced with new landscaping.

Public Spaces:

The scheme will provide pockets of public open space which will be overlooked by houses and easily accessible via pedestrian routes across the development.

Uses:

The proposed scheme is entirely residential but the site is closely located to a number of facilities in Angmering which residents will be able to easily access.

Homes & Buildings:

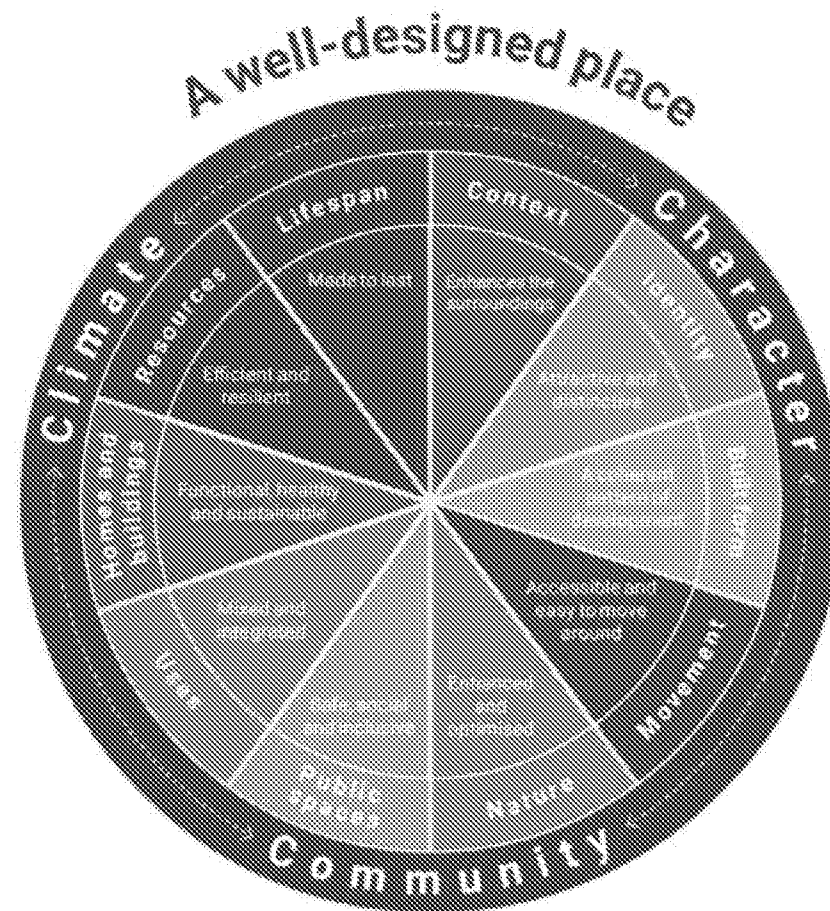
The scheme provides 76 new dwellings (53 private and 23 affordable) in a range of sizes and styles to meet the needs of a wide range of households.

Resources:

Use of sustainable building materials where required by legislation.

Lifespan:

The development will be maintained by future occupiers.



Site & Contextual Assessment

The Site

Site Description

Site Location

Site Location – Local Plan

Site Photos

Constraints and Opportunities

Site Summary

Angmering – Historical Context

Local Amenities / Facilities

Character Evaluation

The Site

The site at Angmering will provide a unique and attractive area to live. It will make use of its proximity to Angmering village centre, where key community infrastructure and local services are located.

Redrow will make use of the existing landscaping to create beautiful green spaces promoting social interaction and a sense of ownership.

The land south of A259 is to be a place of high quality, with a mix of houses types, tenure and densities to reflect a wide range of different families needs, providing a varied character which responds positively to the local vernacular.

Site Description

The site covers an area approximately of 3.22 ha / 7.95 Acres and is comprised of arable fields, which have previously been used for farming. It is currently accessed via an existing farmac road off of the roundabout that sits just outside of the North Western boundary. The site is bordered by the A259 to the North, arable fields to the East, a railway line to the south and existing residential units to the West. Topographically, the site is relatively flat and unconstrained by level changes. Trees and hedgerows line the Northern boundary, with smaller planting along the South, East and West boundaries. Due to its previous use as a farmed field, the centre of the site is clear of trees. An existing sewer and its easement runs along the Western boundary and overhead cables cross the site in the South Western corner.

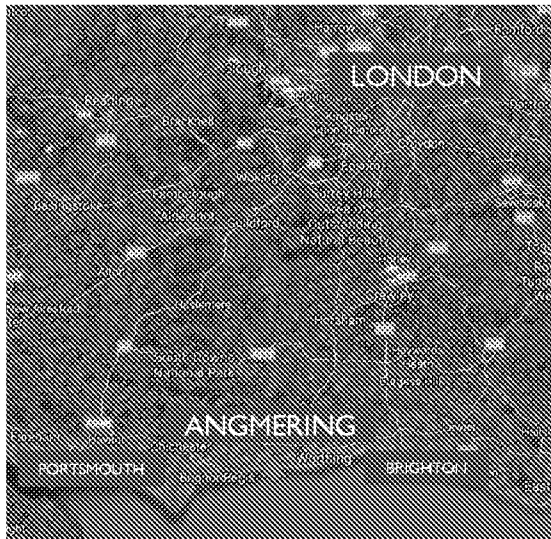


Site Location

The Site is located in the South East region of Angmering, a village between Littlehampton and Worthing in West Sussex. It sits directly South of the A259 and on the development edge of East Preston, 1.5 miles North of the Coast. Angmering lies approximately 17 miles West of Brighton, 30 miles East of Portsmouth and 60 miles South of London. The nearest railway station is Angmering Railway Station, located on Station Road 1.1 miles to the West of the site. This connects to the West Coastway Line which runs between Brighton and Southampton. The nearest airport is Brighton City Airport, however Angmering is only 40 miles South of Gatwick.



Site Location Plan 1. ✱ denotes site location



Site Location Plan 2. ✱ denotes site location

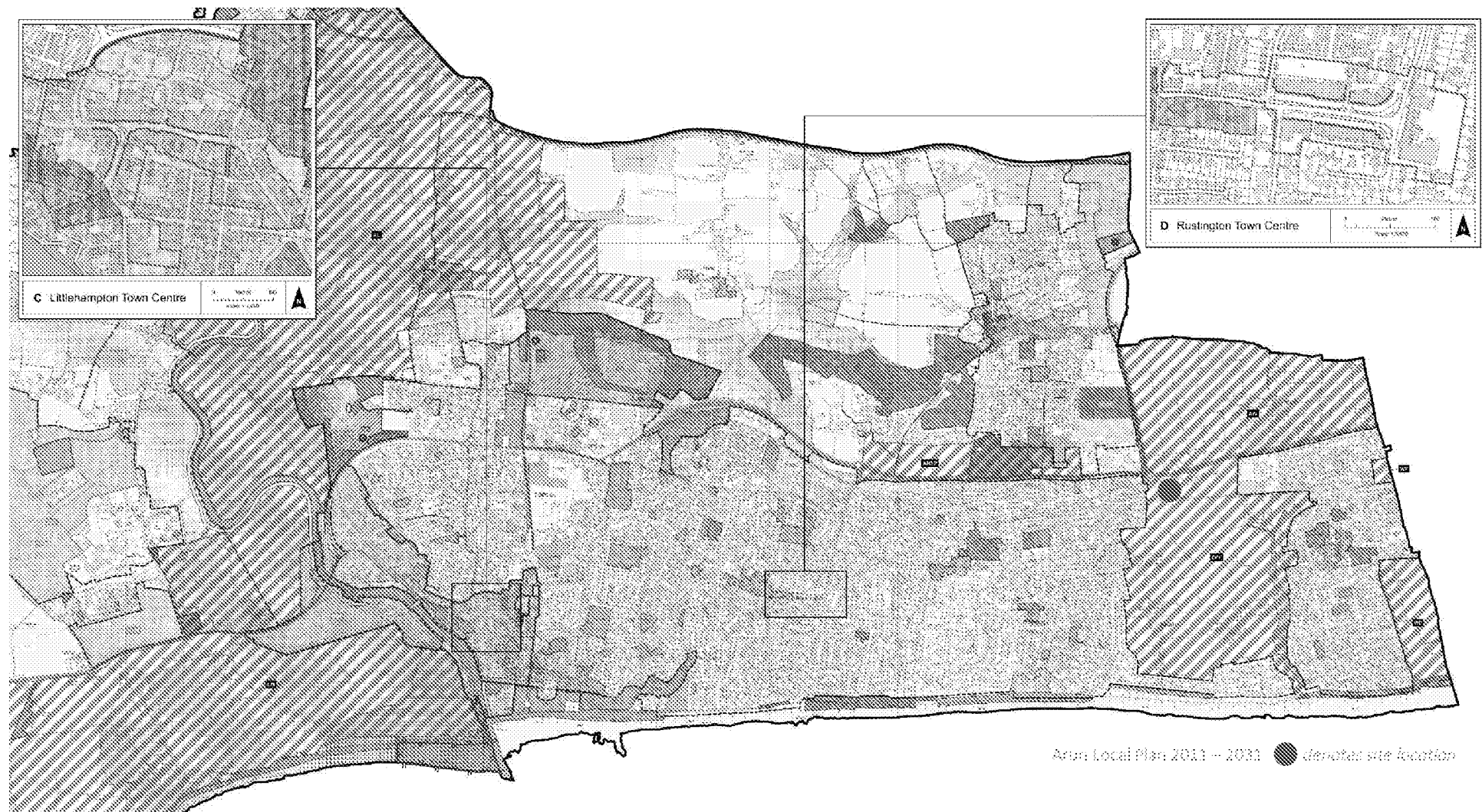


Site Location Plan 3. ● denotes site location

Site Location – Local Plan

The Site sits outside of the 'Built up Area Boundaries' of the Arun Local Plan and is located in the East Preston to Ferring 'Gap between Settlements'. It sits directly adjacent to the East Preston boundary. The Landscape and Visual Impact Assessment submitted as part of this application highlights that the proposed development on this site has no significant impact on long distance views, making this a suitable location for a traditional development.

Gaps Between Settlements:		 Built-up Area Boundary
AL	Accessed to Littlehampton	 Gaps Between Settlements
ALBP	Accessing to Puddingstone East Preston	
AW	Accessing to Worthing	
EP	East Preston to Ferring	 Setting of A190
LN	Littlehampton to Newhaven/Seaford	
WF	Worthing to Ferring	



Arun Local Plan 2011 – 2031 ● denotes site location

Site Photos



The above diagram illustrates photographic viewpoints taken in the immediate site context.

Site Photos



Site Photos



Site Photos



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11



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Constraints & Opportunities

The Site Constraints are identified as follows:

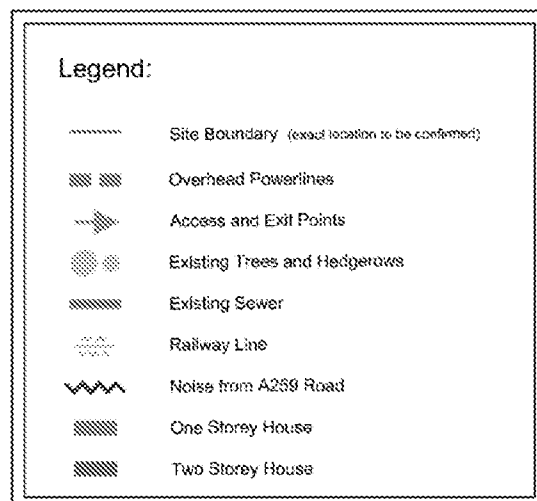
- Two points of access to be taken off the existing round about and the A259.
- Retention of the access to the neighbouring field to the East of the site.
- Careful consideration given to existing trees and hedgerows located along northern boundary, to be retained where possible.
- Overhead Powerlines located in the South West corner of the site.
- Existing sewer enters the site along the Western boundary.
- Careful consideration will need to be given to noise from the Railway which borders the Southern Boundary.
- Careful consideration will need to be given to the noise caused by the A259 Road to the North of the site.
- Careful consideration and sensitivity will need to be given to the neighbouring houses located to the West of the site.

Development opportunities are as follows:

- Site is located near lots of local amenities making it suitable location for a residential development.
- Creation pedestrian routes to ensure ease of access across the site and to the wider surroundings.
- Creation of new areas of public open space, which will be enhanced with new planting.
- Retention of existing trees and hedgerow where possible, to be supplemented with new soft landscaping and vegetation.
- Provision of a LAP and LEAP in open the space

for new residents to utilize.

- Provision of SUDs for drainage but which also act as a landscaping feature.
- Provision of safe vehicular access onto existing roundabout and A259 Road
- Provision of natural surveillance across public open spaces from new housing.
- Provision of appropriate tree and shrub planting to screen significant views of the site from adjacent properties.
- Provision of a fenced Wildlife area to the North of the site to enhance Biodiversity.



Site Analysis - Summary

Location

The site sits in the Gap between the settlements of East Preston and Ferring, directly adjacent to the East Preston settlement boundary, however the massing and traditional design of dwellings will not reduce the impact of the Gap.

The site is accessible to the local centre, transport infrastructure and is within walking and cycling distance of a range of local schools, shops and public transport connections.

Access

There are no significant constraints associated with providing access to the site by private vehicle. It is proposed that the site will utilize access off both the existing roundabout in the North West corner and the A259 Road.

Topography

The findings of the topographical survey indicate that the site is relatively flat, so the development will be unconstrained by level changes.

Ecology

The surveys undertaken by The Ecology Partnership indicated that the development would have no impact on nearby SSSI's or priority habitats due to their distance from the site. The main portion of the site is consists of arable crop, which would not have a significant impact if removed. The existing trees and hedgerows on the site boundaries are considered the most ecologically valuable features on the site and should be retained and enhanced where possible. Grassland habitats along field margins should also be retained. Where possible to maintain ecological connectivity across the site. The ecological report suggested that the existing trees and hedgerows along the site boundary may have low habitat potential for birds and bats, so these should be retained and enhanced where possible. A reptile survey found that the site had a low population of reptiles (slow worms and common lizards) whose habitat was likely to be affected by development on the site. Therefore a fenced off wildlife area for reptile translocation is to be provided in the North of the site. This has an area of 1000sq.m

Trees & Hedgerows

Due to the sites previous use for farming, existing trees and hedgerows are confined to the site boundaries, particularly the Northern boundary. These will be retained where possible however some will be removed in the creation of the new site access.

Flood Risk

The flood risk assessment carried out by Abley Letchford Partnerships determined that the site has a 'low risk' of flooding from all sources. A drainage strategy will be implemented to help with surface water runoff from the proposed development.

Design

The design evolution of the scheme has taken into consideration all of the opportunities presented by the site to create a high quality sustainable residential development. These opportunities are summarised below:

- Provision of a range of well built houses of varying sizes for an array of households.
- Extension of the urban grain and create a new development which reflects the scale and pattern of the existing neighbourhoods.
- Creation of a development which has identity, character and an overall common theme that ties in with the local vernacular.
- Creation of a rich and diverse landscape within the site, creating a softened access route into the development.
- Retention of hedgerows and trees along the site development boundaries and reinforce with new native planting.

Angmering:

Historical Context

Angmering is a village and civil parish between Littlehampton and Worthing in West Sussex on the southern edge of the South Downs National Park. About two-thirds of the parish (mostly north of the A27 road) fall within the Park.

Angmering is approximately 1.5 miles north of the English Channel; Worthing and Littlehampton are 3.5 miles to the east and west respectively. It has been inhabited since the Bronze Age and there are remains of a Roman Villa and bath house. In 1976 Angmering was twinned with the Normandy town of Ouistreham, the location of the World War II Normandy Landings' Sword Beach.



Location of Local Amenities

The proposed development is an entirely residential scheme located in close proximity to a variety of existing amenities and facilities, which new residents will be able to easily access via connections to the existing transport network. The below plan indicates the locations of key amenities in Angmering and their proximity to the site. Photographic viewpoints of some of these amenities are shown on the following page.



Schools & Nurseries

1. Beech Tree Childcare
2. Angmering Day Nursery
3. Angmering Village Pre School
4. Georgian Gardens Community Primary
5. East Preston Infant and Junior School
6. Ferring C of E Primary School
7. St Wilfrid's Catholic Primary School
8. The Angmering School
9. St Oscar Romero Catholic School

Supermarkets & Convenience Stores

10. Sainsbury's & Retail Park
11. Asda Superstore
12. Costcutter Convenience Store
13. The Co-operative Food
14. One Stop Convenience Store

Retail

15. Post Offices
16. Angmering Village Centre
Local shops / Village Hall
17. Haskins Garden Centre
& Other Retail Outlets
18. Highdown Garden Centre
& Other Retail Outlets
19. Ferring Nurseries
20. Ferring Village Centre
Local shops / Village Green
21. East Preston Local Shops
22. Audi Car Sales Garage
23. Roundstone Farm Shop

Health & Wellbeing

24. Angmering Medical Centre
25. Willow Green Surgery
26. The Barn Surgery
27. The Coppice Surgery
28. The Dental Centre
29. Imagine Dental
30. East Preston Dental Clinic
31. Ferring Dental Practice
32. Cornerways Dental Practice
33. Specsavers Opticians
34. Asda Opticians
35. Salons and Barbers

Sports

36. Skate Park
37. Worthing RFC (Rugby Club)
38. East Preston Football Club
39. Langmead Recreation Ground
40. Hangleton Farm Equestrian Centre

Leisure

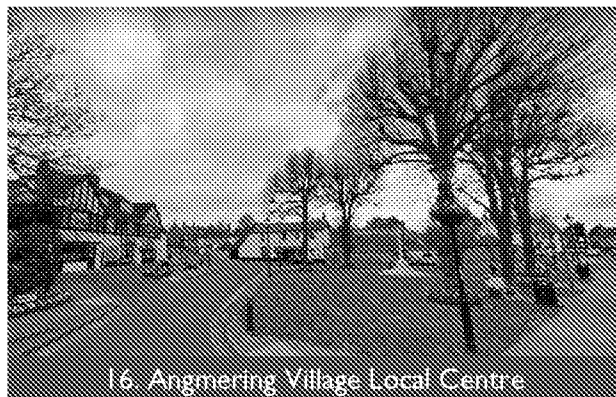
41. Premier Inn & The Roundstone
42. The Henty Arms
43. The Spotted Cow
44. The Lamb at Angmering
45. The S.P. Ale House
46. Angmering Community Centre
47. Angmering Allotments
48. Highdown Vineyard

Other

49. Angmering Train Station
50. East Preston Fire Station

ANGMERING PARISH COUNCIL

Local Amenity Photos



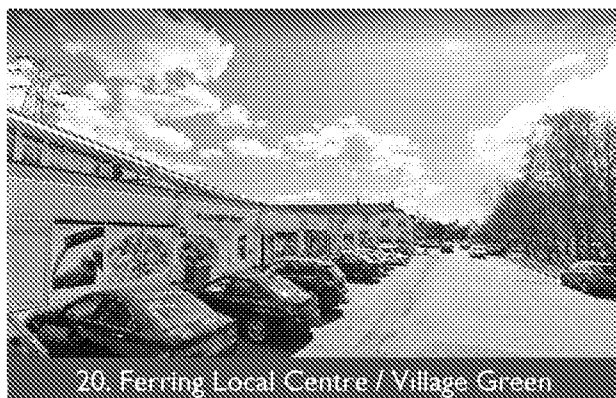
16. Angmering Village Local Centre



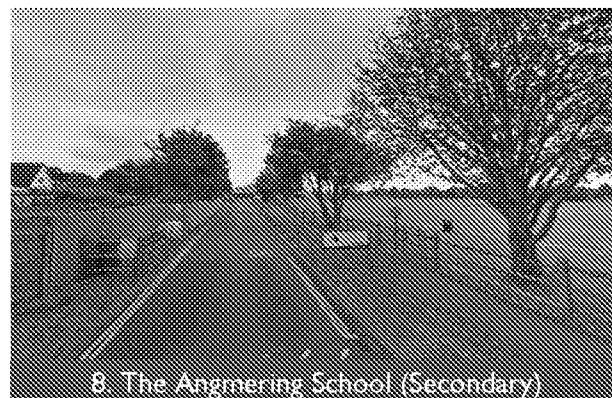
24. Angmering Medical Centre



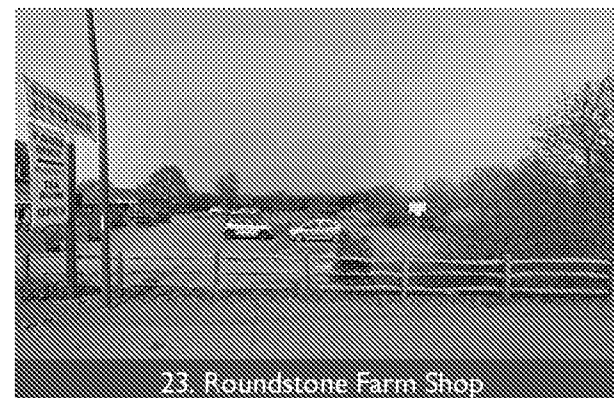
17. Haskins Garden Centre & Retail Outlets



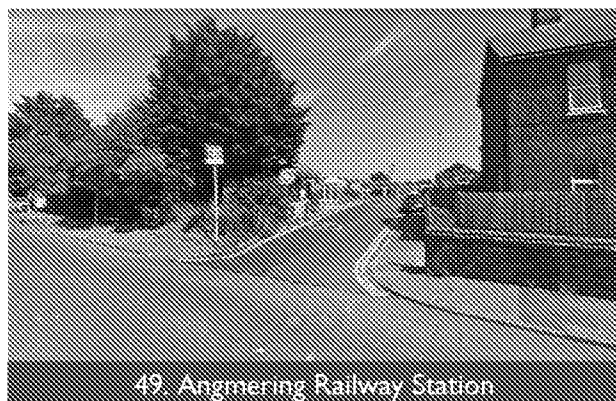
20. Ferring Local Centre / Village Green



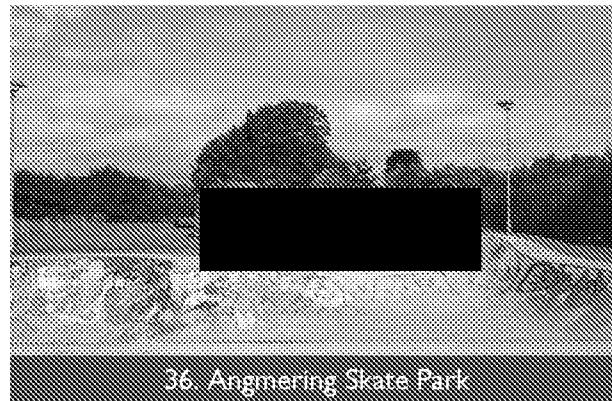
8. The Angmering School (Secondary)



23. Roundstone Farm Shop



49. Angmering Railway Station



36. Angmering Skate Park



41. Premier Inn & The Roundstone Pub

Character Evaluation

The site is surrounded by a number of existing residential developments. Analysis in this section highlights that the local vernacular / character of Angmering has an array of architectural styles, leading to an eclectic mix of properties with varying scale and massing, architectural detailing and materiality.



Character Evaluation – Post WW2

The main material palette is:

- Predominantly 2 storey terraced housing.
- Dwellings sit back from the back of footway.
- Parking courts located to the rear of houses.

Material Palette:

- Brown and Yellow facing brickwork.
- Brown roof tiles.
- Red and Brown Tile hanging
- Mix of Black and white Rain water goods.
- White Fascia's.
- White PVC plain casement windows replaced overtime.
- Predominantly white doors

Boundary Treatments:

- 1.8 meter high Brick Screen walls to external boundaries
- Grass with planting features.



Character Evaluation – Recent Cala Homes Development

The main material palette is:

- Mixture of 2, 2.5 & 3 storey housing.
- Mixture of detached, semi-detached and terraced housing.
- Dwellings sit back slightly from the back of footway.
- Mixture of parking located to the front or side of dwellings.
- Some dwellings have detached garages.

Material Palette:

- Orange facing brickwork.
- Mixture of Brown and Grey roof tiles.
- White render on feature units.
- Light blue timber boarding on feature units.
- Black Rain water goods.
- White Fascia's.
- White PVC windows with horizontal bars.
- Black Front doors.

Boundary Treatments:

- 1.8 meter high Brick Screen walls to external boundaries.
- 1.8 meter lap board fencing.
- Grass with planting features.



Character Evaluation – Adjacent to the Site

The main material palette is:

- Predominantly single storey bungalows.
- Predominantly semi-detached or detached housing.
- Dwellings sit back from the back of footway.
- Parking located to the side of housing leading to garages.

Material Palette:

- Mixture of Red and Orange facing brickwork.
- Mixture of Brown and Grey roof tiles.
- Variety of render.
- Some timber boarding.
- White Rain water goods.
- White Fascia's.
- Some brick eaves and corbeling.
- White PVC plain casement windows replaced over time.
- Predominantly white Front doors.

Boundary Treatments:

- Dwarf walls to frontage.
- Grass with planting features.



Character Summary

As shown on by previous pages of analysis, the local vernacular / character of Angmering has a wide variety of architectural styles (dependent on the era of build), leading to an eclectic mix of dwellings, with a range of architectural detailing, massing and facing materials.

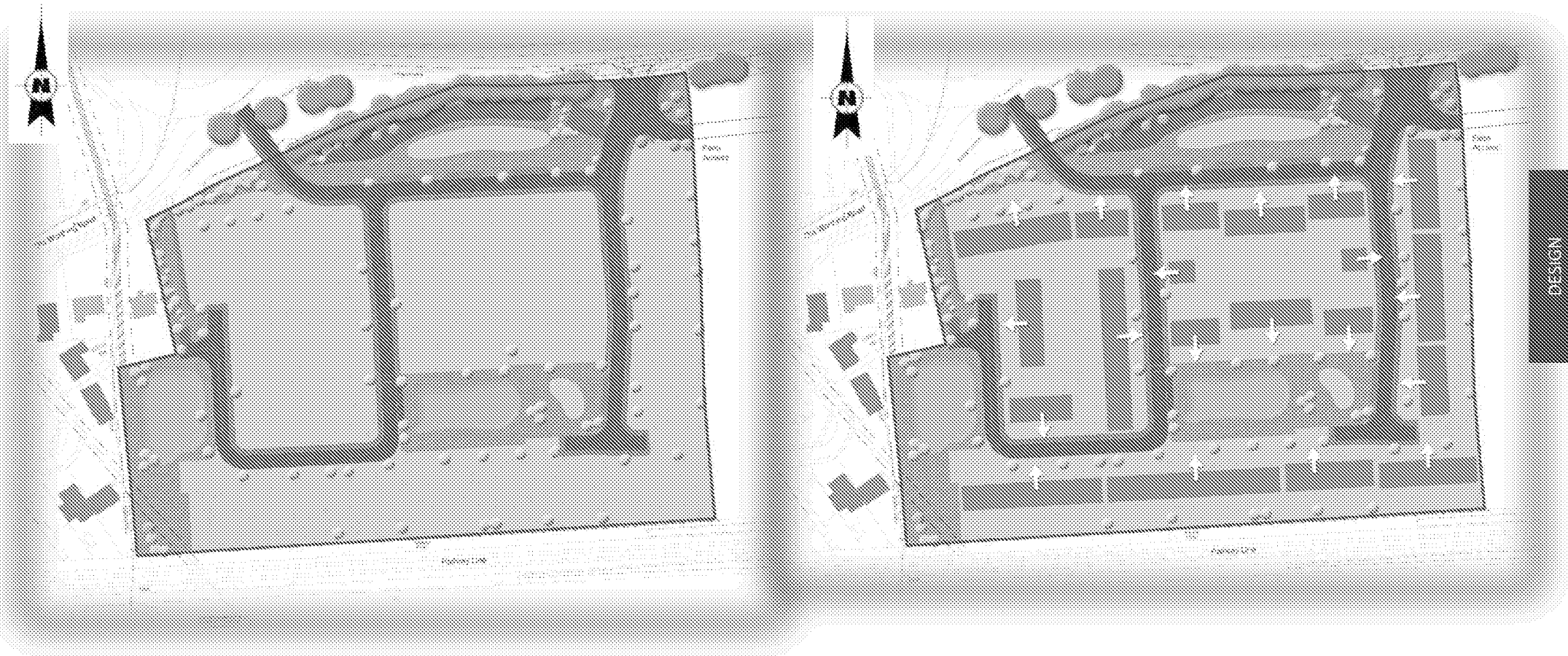
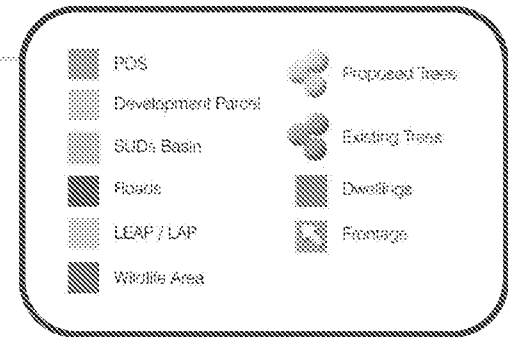
The choice of house types have been carefully considered to deliver a mix that will meet local housing needs. A range of units including terraced, semi-detached and detached houses, as well as maisonettes, will form a development suitable and appropriate to area. A complimentary material palette has been chosen for the scheme, sympathetic and complimentary to the area of Angmering. We therefore consider house types to be compatible to the traditional village of Angmering.

Design Proposals

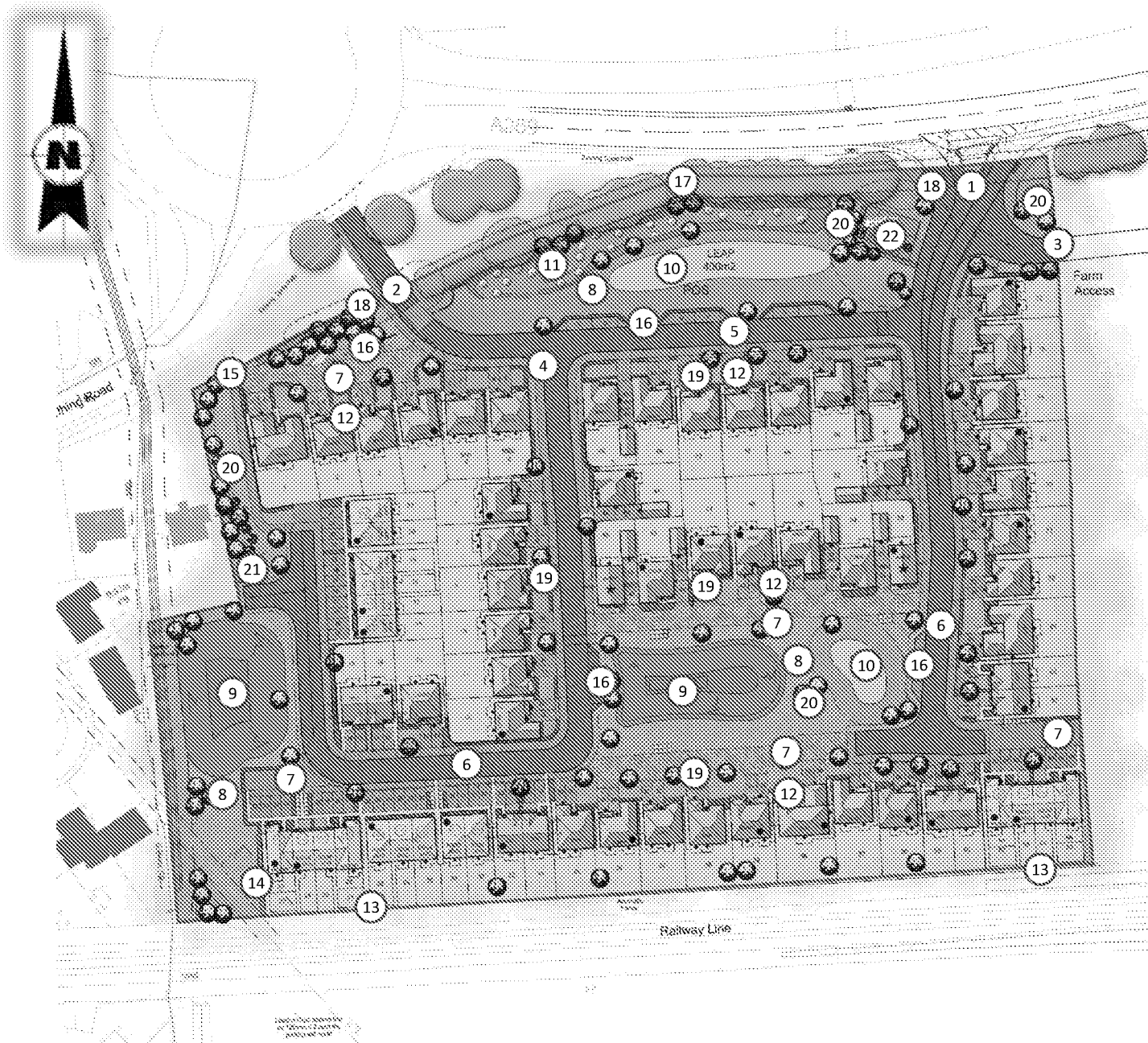
Design Concept
Detailed Layout
Arun Design Guide

Design Concept

Analysis of the site constraints and context informed the concept plans which developed into the proposed planning layout. The site is to be accessed from the A259, with an additional one way access from the nearby roundabout. Development parcels back on to the railway line to the South of the site and the farm land to the East. The central parcels form perimeter blocks which front out on to the public open space. Parcels of POS are dispersed throughout the site. SUDs ponds are located in the POS to the West of the site and in the centre. A fenced off wildlife area is to be located at the North of the site along with a LEAP. A LAP will be located at the centre of the development.



Detailed Layout



1. Main site access off of the A259.
2. One way site entrance off of roundabout.
3. Farm Access Road to be provided.
4. Road feature and signage to discourage left turn towards one way site entrance.
5. Primary Roads, 5.5m wide with 2m kerb.
6. Secondary Roads, 5.5m wide with 2m kerb. (Kerb to one side of road only).
7. Private Drives, 4.5m+ wide. Majority of private drives are block paved to denote a change in street hierarchy.
8. Pockets of landscaped public open space are dispersed throughout the site.
9. Drainage basins within POS.
10. Play areas (LEAP and LAP) withing POS.
11. Fenced wildlife area within POS.
12. Houses fronting on to areas of POS.
13. Houses backing on to the existing railway line -- acoustic fencing to be provided to protect dwellings from noise.
14. 7.2m standoff from overhead cables.
15. Connection to existing pedestrian routes.
16. Visitor Parking is to be dispersed across the site to minimise on street parking.
17. Existing trees and hedges are to be retained where possible.
18. Some existing trees and hedges will be removed to allow access to the site.
19. Majority of dwellings to have on plot frontage parking to allow passive surveillance over vehicles.
20. New landscaping will be provided through out the development to enhance POS and streets.
21. Location of Substation.
22. Location of Pumping Station.

Arun Design Guide

The Arun Design Guide sets out the Council's expectations for new developments. The following pages describe how the proposed scheme responds to relevant sections of the design guide.

D: Responding to the Site & its Setting

Analysis of the site constraints and context informed the early concept plans which developed into the proposed planning layout.

E: Natural Environment

The proposal seeks to maintain and enhance existing landscape features (such as trees and hedgerows) where possible. Development fronts on to the pockets of public open space which are distributed throughout the site. POS contains new planting, play areas and SUDs basins. To enhance biodiversity within the development, a fenced off wildlife area is to be provided at the North of the site.

F: Movement Framework

Vehicular and pedestrian routes connect to the existing transport network. Street hierarchy is defined by changes in surface materials and footpath provision. Widths, grading and surfacing of pedestrian routes have been selected to ensure accessibility and ease of movement.

G: Built Structure & Development Plots

The scheme, a residential development, will have access to the existing commercial / employment facilities of Angmering. The density of the scheme will be similar to nearby residential areas and the layout will integrate into surrounding development. Where possible development parcels are arranged in blocks to allow for defensible private space. Streets are designed to be legible, with attractive and varying building frontages adding interest.

H: Welcoming Streets & Spaces

Streets predominantly incorporate active frontages, providing easy access to the street and allowing natural surveillance from habitable rooms. Brick walls will be used on exposed boundaries to enforce a greater separation between public and private space. Streets will be enhanced with landscaping features. Bins will be stored in the rear gardens of dwellings and brought to the street for collection.

The scheme provides a mixture of public and private amenity space. Public Open Space is dispersed throughout the development and enhanced with new landscaping features. The scheme aims to provide each dwelling with an appropriately sized and shaped private garden.

I: Parking Strategy

Parking spaces comply with Arun district councils parking standards. Each one bedroom dwelling is provided with 1 parking space and all 2, 3 and 4 bedroom dwellings are provided with 2 parking spaces. In addition to this larger detached houses are also provided with integral or detached garages. The majority of parking is on plot, with predominantly frontage parking being used to ensure that residents have surveillance over their cars. Gardens break up drives of the larger detached houses ensuring that the majority of streets are not car dominated. Visitor spaces have been dispersed throughout the site to avoid roads becoming obstructed by parked cars.

Cycle storage is provided for dwellings, either within detached / integral garages or dedicated sheds provided in rear gardens.

Arun Design Guide

J: Building Design

The Character evaluation undertaken in this document highlights that the proposed scheme will respect the existing character of Angmering in terms of materiality, detailing, scale, massing, building type and form. The scheme aims to create an appropriate transition between the development and surrounding area, with plots backing onto the railway line to the South and facing out (across the POS) on to the A259. Acoustic fences will be used to reduced the impact of noise from nearby railway line on the proposed development.

K: Climate Change & Sustainability

The development will achieve sustainability building construction in line with current Building Regulations.

L: Ensuring Quality

The development will use a materials palette and detailing that is in keeping with the local area. Materials are to be of a high quality and durability.

S: New Homes

The scheme will provide a mixture of houses and maisonettes, ranging between 1 and 4 bedrooms to meet the needs of the local area. A mixture of detached, semi detached and terraced housing will be available to suit a range of households. There will be a 30% affordable homes provision, split between affordable rent and shared ownership.